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10/17/2007
W.O. 6303

City of Las Vegas Planning & Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101

RE: JUSTIFICATION for Extension of time Variance VAR-9078 (APN 126-13-212-007, 008 & 181)
Beazer @ Cliffs Edge Pod 205 - FMP-10705 - Recorded 6/19/06 book 132 page 3
306 Residential Development - Located N. of Farm Rd / E. of Puli Rd

On behalf of our client, Beazer Homes, VTN Nevada respectfully submits this letter and application for the Extension of Time for the above Variance. The approved variance is to allow a 13-foot rear-yard set back where a 15-foot minimum rear yard setback is required.

This variance was approved on three lots, tentatively mapped and approved as VAR-9078. These particular lots have since been subject to renumbering as recorded on a Final Map (see above for recording information) as lots 7, 8 & 181. It is clear the planning staff's intent and the Planning Commission's approval indicate that only these three lots in their specific area be granted relief (see condition #3, VAR-9078), not withstanding what lot number they eventually recorded as. We wanted to make clear for the record and the benefit of future plans check that the only the three approved lots in the location they were approved in are subject to the approved variance (please see the detailed plot plans originally submitted with VAR-9078).

These three lots are a part of a later phase within the project and will be constructed at a later stage of the project. We are requesting a 2 year extension on this application due to current market conditions.

We appreciate your consideration of this request. Should you have any questions or concerns please contact me.

Sincerely,

VTN NEVADA

Kathy Dancho
Project Coordinator

EOT-25199
12/06/07 PC

RECEIVED
OCT 17 2007